

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE
5th Floor Conference Room, City Hall
February 12, 2007

Committee Members present: Holly Jones (Chair), Brownie Newman, Robin Cape

Other Council Members: Mayor Bellamy (item IV only)

Staff: Jeff Richardson, Charlotte Caplan, Brenda Griffith, Adria Hardy, Kathy Ivey

I. Open meeting & approve minutes

Chair Holly Jones opened the meeting at 3:04 PM. The minutes for the January 8th meeting were approved.

II. Recognition of Housing Trust Fund panel members

Chair Holly Jones thanked John Myers and Harry Weiss for their work on the Housing Trust Fund Panel.

III. Housing Trust Fund application

Adria Hardy presented an application from Volunteers of America of the Carolinas for a \$445,269 HTF loan to construct a 63-unit elderly apartment complex on Springside Road.

Brownie Newman moved to recommend the request to Council, Robin Cape seconded, and the motion was unanimously approved.

IV. Joint City/School Board initiative to develop employee housing

Jeff Richardson, Assistant City Manager presented a conceptual plan to use publicly- owned property to build houses for police officers and teachers, using two City properties:

- Old Asheland Avenue site – a rental development of 24 units
- Aston Park site – a homeownership condominium development of 36 units

Staff are working with the Asheville City Schools Foundation and the State Employees Credit Union to develop a financing plan. This would include \$400,000 from the Housing Trust Fund in each of fiscal years FY 2008 and 2009

The Committee unanimously agreed to recommend that the properties should be set aside for this use and that Housing Trust Fund financing be included in the City budget. They requested that staff carry out a survey to verify that this would be an effective incentive for recruitment and retention of police officers.

V. Options for the Brotherton Site

Charlotte Caplan explained that Asheville Area Habitat for Humanity had expressed an interest in buying this site for a single family housing subdivision.

Brownie Newman moved to approve starting negotiations with Habitat, instead of selling the property on the open market. Robin Cape seconded and the motion was unanimously approved. The Committee asked staff to come back in due course with a proposal to take to Council.

VI. Designation of Mountain BizCapital (formerly Mountain Microenterprise Loan Fund) as a Community Based Development Organization

Kathy Ivey stated that Mountain BizCapital had requested the City to designate it as a CBDO with no restrictions on the use of proceeds from its CDBG-funded loans. She explained the practical consequences of this change in status.

Brownie Newman moved to approve the request, Robin Cape seconded, and it was unanimously approved.

VII. Re-designate use of CDBG program income received by Neighborhood Housing Services

Kathy Ivey stated that Neighborhood Housing Services has asked to use approximately \$45,000 of program income, previously allocated for housing development, for their Homebuyer Subsidy Program. The request was unanimously approved.

VIII. Public Comment/Any other Business

There were no public comments or any other business.

IX. March and April meetings and agendas

March 5: 4:00 p.m.	Review and prioritize the HOME applications received for projects in Asheville
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March 12: 9:00 a.m. - 5:00 p.m.	Interview CDBG applicants
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March 13: 9:00 a.m. - 1:00 p.m.	Complete interviews and propose CDBG allocations
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The Committee decided to cancel the April meeting unless an urgent item arises.

X. Adjourn

The meeting adjourned at 4:50 p.m.